



## PET POLICY AND PET ADDENDUM Rev 3.28.18

Landlord and [Click here to enter text.](#), (hereinafter “Tenant”) agree that the following provisions are attached to the lease agreement. Inasmuch as the tenant desires to have a pet or pets reside in his/her unit, the tenant understands and agrees to the following:

“Premises” for purpose of this Pet Addendum pertains to the rental unit that Tenant leases from Landlord and which the lease concerns, known as Unit [Click here to enter text.](#).

“Property” for purposes of this Pet Addendum pertains to all of the Property that Landlord manages at the complex known as [Click here to enter text.](#), including but not limited to Tenant’s unit, all common areas, buildings, walk ways, grounds, fenced areas, parking lots, the Premises, and perimeters of the complex.

Pet Name	Type of Animal: Dog, Cat, Bird, Fish, Rodent or Turtle	Male or Female	Weight*	Height	Year of Birth	Description: insofar as breed & physical characteristics

*\*Tenant warrants that he /she has confirmed the adult size of this pet will not exceed size limitations thereby void the Addendum*

- TYPES OF PETS ALLOWED** – Tenants are permitted to keep no types of pets other than what is deemed as “common household pets” in their dwelling unit. Common household pets are considered as a domesticated animal, such as a dog, cat, bird, rodent (rabbit, guinea pig, hamster or gerbil ONLY), fish (maximum aquarium size 10 gallons) or turtle, that is traditionally kept in the home for pleasure rather than for commercial purposes. Common household pets do not include reptiles (except turtles) or insects. The size of mature pet may not exceed 30 lbs. and may not exceed 21” shoulder height.
- SERVICE / COMPANION ANIMAL EXEMPTION** – Service / companion animals used to assist persons with disabilities are excluded from the requirements of the pet policy, pet addendum and pet deposit. This prohibition does not preclude management from enforcing service / companion animal rules at the property and/or state and local laws, if they apply. To be excluded from the pet policy, pet addendum and pet deposit for purposes of a service / companion animal, the Tenant must certify with management that there is a person with disabilities in the household and that the animal assists the person with the disability.
- DEPOSIT** – Payment of \$300.00 refundable pet deposit for first pet and an additional \$50.00 refundable pet deposit for a second pet is required by each Tenant keeping a pet in their dwelling unit. (No Pet Deposit required for a fish) Tenant agrees to pay the Pet Deposit in full prior to bringing the pet onto the premises.
- DEPOSIT REFUND** - The Pet Deposit is refundable, however it is not refundable prior to surrender of the premises by all tenants, even if the pet has been removed from the dwelling unit. Reasonable expenses directly

attributable to the pet, such as fumigation, carpet cleaning and/or replacement, blind replacement, damages to the unit or property caused by the pet will be deducted from the deposit. Any unit that was occupied by a dog, cat or rodent will be fumigated at the time the unit is vacated and shall be at the Tenant's expense. If the deposit is not sufficient to cover the damages or cleaning, the Tenant may be liable for excess charges. Any unused portion of the deposit would be refunded in accordance with state law. NOTE: If Tenant is currently occupying the dwelling unit when such costs occur, the Tenant shall be billed for such costs as a current charge.

5. **APPROVAL** - Landlord's permission for Tenant to have the pet described above is restricted solely to the particular pet described above, and does not extend to any other pet whatsoever. If an approved pet gives birth to a litter, the resident must remove all baby animals from the premises by 12 weeks of age.
6. **REGISTRATION OF PET** - Tenants are permitted to have a maximum of 2 common household pets (as defined above) in their dwelling unit. All pets must be approved by management and complete registration prior to the pet being brought on to the premises. Registration includes:
  - a. Proof of licensing if required by local law including appropriate tags and proof of inoculation
  - b. Dogs, Cats & Rabbits: Proof of spay/neuter (If the animal is too young for spay or neutering, by 6 months of age, proof of spay or neutering must be provided)
  - c. Provide information sufficient to identify the pet(s), the pet's cage and/or aquarium
  - d. Designate responsible party who will care for the pet(s) if the health and safety of the pet is threatened by the death or incapacity of the Tenant, or by other factors that render the Tenant unable to care for the pet(s)

Once registered with management, the Tenant must update the registration at least annually, including an updated certification of vaccinations for the Tenant's file.

7. **REFUSAL TO REGISTER PET**- Management can refuse to approve/register an pet if it is not a common household pet (as defined above), keeping the pet would violate any Rules or Regulations, Tenant fails to complete requirements for registration, fails to update the registration annually, any previous or other pet approvals of Tenant, past history of resident compliance with lease provisions, management determines that the Tenant is unable to keep the pet in compliance with the Policies and other lease obligations, the pet's temperament and behavior may be considered as a factor in determining the Tenant's ability to comply with provisions of the lease or mature size of pet will exceed size limitations or deemed to be dangerous. If management refuses to approve/register a pet, a written notification will be sent to the Tenant stating the reason for denial and be served in accordance with program requirements.
8. **SANITARY STANDARDS** - Tenant agrees to immediately clean up and properly dispose of all fecal matter produced by the pet on or near the Landlord's Property. Pet waste and the contents of litter boxes or other pet waste materials must be contained in a paper or plastic bag first, and then placed in a garbage can or dumpster. Pet waste, litter, wood shavings or other pet waste materials must not be flushed down the toilets, even if the litter is marked as "flushable". Pet waste or materials can cause clogs in the pipes and flooding; if this rule is violated tenant shall be responsible for damages. Tenant agrees to separate pet waste from their litter boxes and dispose of properly not more often than once each day and to change the litter in their pets' litter boxes and dispose of such litter in the property's dumpster or garbage not more often than twice each week, unless needed to meet sanitary standards. Tenant further agrees that the premises will be kept safe, decent and sanitary (including common areas). Tenant expressly acknowledges the Landlord does not provide as part of its normal services pet waste removal. If the Tenant fails to clean up after the pet a charge will be assessed for each occurrence of Management cleanup of pet waste.
9. **BEHAVIOR STANDARDS** - Tenant certifies that the pet will not pose a direct threat of harm or danger to any of the other Tenants, Landlord's staff, or any other individuals and will not damage any portion of the Premises or the Property. Tenant must control the noise of pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their housing. This includes but not limited to barking,

howling, whining, biting, scratching, chirping, or other such activities. Pets that make noise continuously and/or incessantly for a period of 10 minutes or intermittently for one half hour or more to the disturbance of any person at any time of day or night shall be considered a nuisance. Pet shall not disturb the peaceful enjoyment of others or be a nuisance or danger.

10. **PET RESTRAINT** - Tenant agrees that the pet will at all times be under the supervision and control of a responsible person. Pet must be confined to unit and shall not be permitted to run free. When pets are outside they must be contained or constrained by cage, carrying, or leash no longer than 6'. No pet shall be left outside unattended. Runs, leads (tie-outs), fencing or other alterations to dwelling unit, patio, premises or common areas to create an enclosure for any pet is not allowed. Installation of pet doors is prohibited. When not actively handling the pet, birds and rodents (as defined above) must be caged at all times. Fish and turtles must be continually contained in their aquarium. Pets are not permitted in indoor common areas, unless the animal is a service / companion animal.
11. **VISITING ANIMALS** - Tenants or guests must not bring unregistered animals onto the premises for visits or pet sitting without management approval. Tenants shall not care for pets of others in their apartment. Tenants are prohibited from feeding or harboring stray or wild animals. Service / companion animals are exempt from this rule and are allowed to accompany disabled visitors during their visit only and must leave when the visitor leaves. It is recommended that visitors requiring service / companion animals identify an animal as a service / companion animal to management when bringing onto the property.
12. **INSPECTIONS** - Tenant hereby consents to inspections for the purpose of monitoring the maintenance of the unit and pet.
13. **STANDARDS OF PET CARE** – The Tenant is responsible for controlling the noise by the pet and must take adequate precautions to eliminate any odor in or around the unit caused by the pet. No pet (excluding fish, rodents & turtles) will be allowed to be in the unit unattended for more than 12 hours. Tenant is responsible for welfare and actions of pet. Tenant is responsible to ensure the pet is properly cared for and maintained in good health. Tenant must recognize that other residents may have chemical sensitivities or allergies related to pets, or may be easily frightened or disoriented by pets. Tenants must agree to exercise courtesy with respect to other Tenants, Landlord's staff, or any other individuals. Landlord assumes no responsibility or liability for any damage or harm done by or to any pet.
14. **EMERGENCY CARE** - In the event of an emergency or other situation that causes the pet to be left unattended for an unreasonable period of time, Landlord may enter the premises and take custody of the pet and arrange for alternative care (at Tenant's sole expense) until such time as Tenant is available to resume care of the pet.
  - Tenant shall notify Landlord of a person to contact in such situations to take custody of and care of the pet. However, if listed alternative custodian is unavailable or otherwise unwilling to take custody of the pet, or if after reasonable efforts cannot contact the alternative custodian, Landlord shall have sole discretion as to arrangements for alternative care including but not limited to the applicable Humane Society. Tenant designates:

Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_  
as alternative custodian for the pet.

- Tenant agrees to release, defend and hold Landlord harmless from any and all claims that may arise from Landlord (or alternative custodian) taking custody of the pet as set forth above.
15. **PET ADDENDUM VIOLATIONS** - If management determines on the basis of objective facts, supported by personal observation or written statements of complaint by neighbors, that a Tenant has violated a rule governing the owning or keeping of a pet, the following steps will occur:

- a. Management will service a written notice of violation to the Tenant. The notice will provide the Tenant with a factual statement which describes how the violation was determined and how the Pet Addendum is alleged to be violated. The Tenant will be entitled to make a written request for a meeting to discuss the violation and will be entitled to be accompanied by a person of his/her choice at the meeting.
- b. Violation notice will indicate how many days Tenant has to correct the violation.
- c. Tenant's failure to correct the violation, or request a meeting or to appear at a requested meeting may result in initiation of procedures to remove the pet or end the Tenant's tenancy.
- d. Tenant and management shall discuss any alleged violation and attempt to correct it. Management may give the Tenant additional time to correct the violation.
- e. If the Tenant and management are unable to resolve the violation, or if management determines that the Tenant has failed to correct the problem, within any additional time provided for that purpose, management may serve written notice to the Tenant to remove the offending pet.
- f. Tenant must remove that pet within timeframe indicated on written notice. Failure to remove a pet may result in initiation of procedures to terminate Tenant's tenancy. If the pet is removed as a result of any aggressive act on the part of the pet, the pet will not be allowed back on the premises.

I CERTIFY THAT I HAVE READ AND AGREE TO THE TERMS AND CONDITIONS ABOVE. I UNDERSTAND THAT FAILURE TO COMPLY WITH ANY TERM OR CONDITION OF THIS PET ADDENDUM WILL RESULT IN TERMINATION OF THE PET APPROVAL AND REMOVAL OF THE PET FROM THE UNIT, ADDITIONALLY IS CAUSE FOR TERMINATION OF TENANCY.

☐ I DO NOT have a pet but understand that if I wish to add a pet into my dwelling unit I must abide by the Pet Policy & Pet Addendum.

\_\_\_\_\_  
Tenant Signature

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Date

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Tenant Signature

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Tenant Signature

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Tenant Signature

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Date

APPROVED: \_\_\_\_\_  
Housing Kitsap Representative

\_\_\_\_\_  
Date



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